



Development Review Committee

Approved Minutes

Development Application, #PL201600147

Mtg Date: September 13, 2016

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Kris Kaiser (Fire Prev) 952-563-8968

Duke Johnson (Bldg & Insp) 952-563-8959

Bruce Bunker (Eng.) 952-563-4546

Eric Wharton (Utilities) 952-563-4579

Erik Solie (Env. Health) 952-563-8978

Don Palmer (Assessing) 952-563-4644

Nick Johnson (Planning) 952-563-8925

Vicky Soukaseum (Eng.) 952-563-4627

Project Information:

Project	Peace Lutheran Church Parking Lot
Site Address	8600 E BUSH LAKE RD, BLOOMINGTON, MN 55438
Plat Name	PEACE LUTHERAN CHURCH ADDITION;
Project Description	Conditional Use Permit amendment for an addition to a place of assembly, Final Site and Building Plans for a building addition and parking lot improvement, and a Variance to reduce the required side yard setback from 60 feet to 30 feet for a building addition.
Application Type	Conditional Use Permit Final Site and Building Plan Variance
Staff Contact	Nick Johnson
Applicant Contact	PEACE EVANGELICAL LUTH CH <NO PRIMARY PHONE>
PC	09/29/2016
CC (tentative)	10/24/2016

Guests Present:

Name	Email
Lori Thomson	Lori_thomson@msn.com
Paul Anderson	panderson@alliance.us

Discussion/Comments:

- Nick Johnson (Planning):
 - Proposing a building addition to their church which include kitchen facilities, offices, and restroom facilities. Also, a 30 foot setback variance to East Bush Lake Road to accommodate the expansion. In addition to the building improvement, proposed are parking lot improvements and the demolition of a duplex in order to construct a surface parking lot located northwest of the church that will be connected via pedestrian sidewalk.
 - The application involves a variance, amendment for Conditional Use Permit for place of assembly in R-1 zoning district, and Final Site and Building Plans.
 - Part of the Conditional Use Permit, it is non-concurring use agreement, to bring the entire parking in concurrence of the City code. Use a certain amount space during a certain time.

- Don Palmer (Assessing):
 - No Comment.
- Erik Solie (Environmental Health):
 - No Comment.
- Duke Johnson (Building and Inspection):
 - Bathroom stalls are not up to Minnesota State Handicap Code requirement- not sufficient space.
 - D. Johnson asked is the nursery going to have smaller restrooms or unisex?
 - Anderson answered, they are unisex bathrooms.
 - D. Johnson responded, that's fine, please have compliance with MN State Handicap code requirements.
- Kris Kaiser (Fire Prevention):
 - Combination domestic sprinkler system into the building. Kaiser asked, if the existing building is fully sprinklered?
 - Both Thomson and Anderson replied no, but it is planning to be.
 - Hydrant to be located within 50 feet of Fire Department Connection.
 - Concerns about the AutoTurn with 20 feet turn radius. Need AutoTurn to ensure a large enough turn radius.
 - N. Johnson replied it has been grandfathered in as legally non-conforming.
- Bruce Bunker (Engineering) provided the Public Works comments and noted the following:
 - Proposed retaining wall needs to vacate drainage and utility easements. Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
 - Bunker provided encroachment agreement application to Anderson and Thomson.
 - Need stormwater management plan meeting requirements of Bloomington Comprehensive Surface Water Management Plan.
 - Stormwater maintenance agreement to be recorded and documented with the County.
 - Submit the Nine Mile Creek Watershed District permit prior to issuance of any city permits.
- Eric Wharton (Utilities):
 - Need SAC (Sewer Availability Charge) determination because the change of use and space.
 - Taps of live watermain are done by City forces and paid for and coordinated with Contractor.
 - Hydrants aren't meeting the 150 feet radius of the building requirement.
 - Alternative loop is to extend the watermain that is on E Bush Lake Road south, and tie into the hydrant. Contact your Engineer for more detail and options.

- Nick Johnson (Planning):
 - City code prohibits coating of exterior walls in R-1 zoning district. There have been instances where City has granted variances for this, encouraged to contact Planning staff before doing so.
 - Anderson replied, it is under his understanding that penetrating stain or fiber cement board are approved options that they are considering.
 - N. Johnson confirmed.
 - Landscape plan is missing some trees in the parking island.
 - Screening must comply with City code, 5 foot yearlong screening. Options are opaque wall or fence, a berm, or two rows of evergreen trees. Given it is a five foot landscape yard, berm or evergreens might not fit, so wall or fence might be more likely.
 - Need approved lighting plan before building permit is issued.
 - Relocation of playground needs a 15 foot setback to side and rear property lines and Minor Revision to Final Site and Building Plans. Administrative zoning application.
- Paul Anderson:
 - There are additional parking stalls if they get approval for non-concurrent use, they may be able to get two rows of trees for screening.
 - N. Johnson responded, by shifting all the parking stalls, there may be loss of drive aisles.